

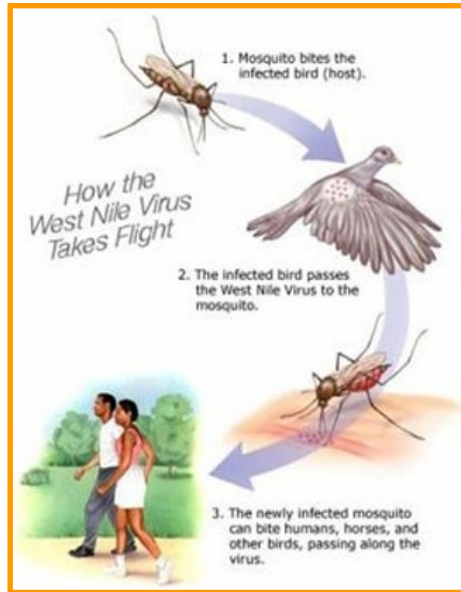
July 2016

Nepenthe Association



West Nile Virus on the Rise

The Sacramento-Yolo Mosquito & Vector Control District announced that more evidence of West Nile virus activity (WNV) has been detected in widespread locations throughout Sacramento County. Areas where WNV activity is intense include North Highlands, Fair Oaks and Elk Grove. "The very hot temperatures of the last few days have increased the production of mosquitoes and West Nile virus is on the rise putting the public at a higher risk" said Gary Goodman District Manager. "We're very concerned about the increased level of activity in these areas. While WNV activity is increasing throughout California, Sacramento County leads the state with the highest number of dead birds and mosquito samples that have tested positive for West Nile.



The Centers for Disease Control recommends using an insect repellent that contains the ac-

tive ingredients DEET, Picaridin, IR3535 or the plant based Oil of Lemon Eucalyptus. Always follow label directions when applying repellent.

In response to the ongoing WNV activity, the District will continue surveillance efforts through testing of mosquito samples and dead bird reports as well as controlling adult mosquitoes with ground fogging in areas of concern. If a decision is made to conduct aerial treatments, media will be notified immediately so information can be disseminated to the public. <http://www.fightthebite.net/spraying-update>

For current information about any treatments planned, please visit www.FIGHTtheBITE.net. Residents may also subscribe to mailing lists to receive email notifications for mosquito treatments by zip code.

Help the Sacramento-Yolo Mosquito & Vector Control District protect you and your community by reporting dead birds and squirrels. The District and the California Department of Public Health use dead bird reports to help identify increased West Nile virus activity in an area. Crows and magpies are particularly susceptible to the disease, so they make excellent early warning sentinels for virus activity.



If you see a bird that has been dead for less than 24 hours, please call 1-877-WNV-BIRD (1-877-968-2473) or report it online here: http://www.westnile.ca.gov/report_wnv.php.

Notice: Pool Rule Suspended Immediately

Based on advice from Nepenthe Association's legal counsel, attorney Brad Epstein, the restriction against children in the Elmhurst Pool after 6:00 pm is immediately suspended by the General Manager. The suspension will remain in place until the Board can confer in a noticed meeting to review the attorney's opinion more fully. A copy of this notice shall also be posted at the Elmhurst Pool.



Nepenthe Approved Architectural Modifications

Address	Modification	
6 Colby Ct.	Security Screen Doors	<p>If you wish to make any exterior changes to your unit that are visible to the community or interior changes that impact the roof, you must submit an architectural application for review and approval by the Architectural Committee and Board of Directors prior to commencing any work to your unit. Applications are to be turned into the Nepenthe office by the Wednesday prior to the Architectural Committee Meeting. The Architectural Committee meets on the 2nd Monday of each month at 4:30 p.m. in the Clubhouse.</p>
302 Dunbarton Cir.	Window Replacement	
813 Dunbarton Cir.	Window and Patio Slider Replacement	
905 Dunbarton Cir.	Whole House Fan/ 6 Attic Vents	
1497 University Ave.	Window and Patio Slider Replacement	
711 Elmhurst Cir.	HVAC Replacement	
308 Dunbarton Cir.	HVAC Replacement	
1109 Dunbarton Cir.	Fence Relocation for HVAC	
820 Elmhurst Cir.	Widen Back Gate 6"	

May Budget Report

Actual year-to-date income of \$1,347,449 versus year-to-date budgeted income of \$1,358,145 produced a negative income variance of \$10,696.

Actual year-to-date operating expenses of \$380,157 versus year-to-date budgeted expenses of \$539,315 produced a positive expenses variance of \$159,158.

The two combined variances produced a positive year-to-date variance of \$148,462.



May Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2015	267,381	4,935,051
Prior year due to Ops from mgmt	91	
Plus Income	\$1,347,449	
Reserve Investment Income		\$9,249
Contributions to Reserve		\$818,830
Less Operating Expenses	(\$380,157)	
Reserve Funding	(\$818,830)	
Reserve Expenditures		(\$504,373)
Receivable from Management	(0)	
Ending Balance 05/31/2016	\$417,063	\$5,258,758

President's Letter

Hello, everyone:

Water conservation is still in the news, and Nepenthe homeowners should be aware of water conservation rebates available from the City of Sacramento. For example, a \$125 rebate is available for replacing an older toilet with a water conserving model. I recently submitted an application for a \$250 rebate for replacing the two toilets in my own home. (Note that an inspection by the city of the old toilet before removal is required.) Other rebates are available for conversion of patio irrigation to drip and for installing a "smart" controller. More on those later as I check them out for my own patio.

In the recent election, the bylaw amendment to eliminate the need and cost of an election when there is no contest initially failed to pass by just a few votes. (It required 50 % plus one of all homeowners to pass.) The Board took advantage of a provision in the law permitting a 30-day extension of the voting period, to allow additional ballots to be submitted. The additional ballots that came in had enough yes votes to pass the provision, which is now in effect

As I pointed out in last month's letter, many newer residents are unfamiliar with the two different administrative structures between Nepenthe and the Villages in Campus Commons, each with its own clubhouse and amenities. These separate structures were established by the two separate developers when the Campus Commons area was developed in the 1970's,

with little evidence on the ground of the line between the two. In order to minimize the confusion, I had proposed that we use the terms '**Nepenthe at Campus Commons**' and '**Villages at Campus Commons**' when referring to activities relating to either one, and so residents are clear in which portion they take place. Nextdoor posts should also indicate whether Nepenthe or Villages, since so many deal with administrative issues for one or the other.



Some time ago the Board approved a policy of placing park-style benches at locations which encourage walking by providing places to rest. The ad hoc bench committee recommended 19 locations along walks

with open space vistas throughout Nepenthe. Benches are to be funded by a combination of modest reserve fund expenditures and by donations of benches by residents wishing to remember a loved one. The first of these benches is now in place along the handicap ramp in front of the clubhouse, which I had the pleasure of donating in memory of my late wife, Rita Gennis. If others are interested in making a lasting memorial by donating a bench, please contact the office.

Sincerely, Ivan Gennis, President

Manager's Report

So much going on! As usual! Here are some updates on what we've been working on:

Landscape: Subterranean drip irrigation in Zone 3 is almost complete. This project will eliminate run off in the alleys which has been a long standing problem in the association. To reward our water saving efforts, the City of Sacramento will be providing a rebate on our purchases of materials. Saving water AND money! That's called WINNING!

Each week I walk one of our seven zones with the Grounds Committee and George Procida, the owner of GP Landscape. We create a specific work plan for areas that need attention. George takes photos of the area, adds notes to the photo of what we agreed upon and send that back to me to review once more with the Grounds Chair to ensure that what we talked about in the field agrees with the notes. A work order is placed and before the next walk in that area, the Grounds Steward confirms the work was completed satisfactorily. If you would like to

review the Walk Notes for your area, you are welcome to come by the office to look through the binder. If you have specific requests for shrub replacements in your area, feel free to contact me via email at bettsi.ledesma@fsresidential.com or call me at the office at (916) 929-8380.

Tennis/Pickleball Courts: The Board accepted a bid from NorCal Asphalt (subject to some negotiation) to reseal the



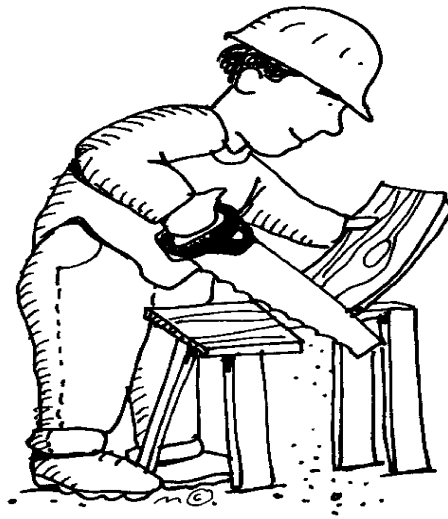
Manager's Report cont...

courts at the clubhouse and on Commons Drive. Additionally, the Pickleballers will be thrilled to have two dedicated courts at the clubhouse as well as the two multi-use courts already there. This entire project will cost \$26,928, \$2,388 less than the Reserve allocation.

Pool furniture: The homeowners who enjoy the Dunbarton and Elmhurst pools will be so pleased when they see the brand new furniture being ordered! The Board approved the purchase of 18 lounges and 12 chairs total for the two pool decks. They are exactly the same as the furniture at the clubhouse pool. When the new furniture arrives, the old pieces will be offered for sale on www.nextdoor.com and then www.sacramento.craigslist.org.

Parking Passes: You've spoken, we've responded. Beginning immediately, the private street guest passes available outside the clubhouse door are for emergency use only and are only good for ONE night. If your guest will be staying longer, please

come in during business hours and we will be happy to provide your guest with a pass that will be good for up to two weeks.



Concrete Work is completed. **Phase II Siding Repair and Painting** are in the home stretch! Phase III will be beginning soon, so we will be announcing a homeowner informational meeting in the next few weeks.

Outreach committee

The very successful (although hot) concert was on June 26th. It will be followed by the concert on July 24th. This is an event not to be missed!

Hopefully everyone knows about the Coffee at the Clubhouse. Every Saturday at 10 AM.

Some of the best people come to have coffee, or tea, and enjoy great conversations.

Once a month there is a Happy Hour Social. It is held on the 2nd Thursday of the month at 5 PM. This month will be July 14.

This is another casual gathering. We ask that everyone bring whatever they want to drink. And a snack of some sort to share is nice, but not necessary.



On July 17 there will be a Neighborhood Picnic to be at the Villages of Campus Commons Clubhouse. Bring a chair or blanket. There will be a Taco Truck available for food purchase. This event will start at

4 PM and will be on the grass between the pool and tennis court.

Lots of ways to meet some of your neighbors and have a good time

Jazz By The Pool

JULY 24, 2016 6-8PM

Alan Ginter Trio will be here with serenades and sounds of "Frank Sinatra". Bring your chair and picnic, or purchase a delicious meal from CICHY FOOD TRUCK or NORTH BORDER TACO FOOD TRUCK.

Sit back under the stars and enjoy an evening with friends and neighbors at Nepenthe Pool Jazz!!



at

Tickets go on sale JULY 11, 2016

Nepenthe Office.

Residents \$10

Guests \$15

Children FREE

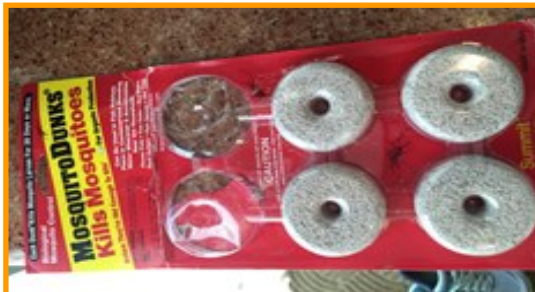
Helpful Tip

From a Fellow Homeowner:

This Mosquito Dunks can help control mosquitos in your water features.

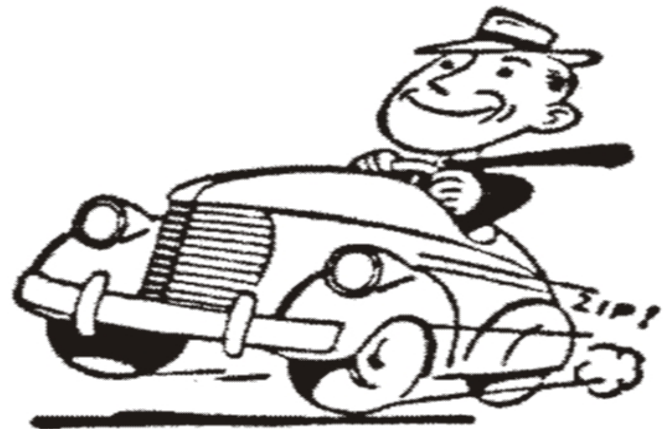
Here is a picture of the product for mosquitos. It is carried at Home Depot and Emigh. You can break into smaller pieces for shallow or small pools.

Take a look at online write-up. Lots of information on Amazon and you can buy it from them as well. Just search Mosquito Dunks on Amazon to learn about what's available.



Committee Reviews Parking Policies

A committee, appointed by the Board, will be meeting over the next 6 weeks to review the proposed parking enforcement policy and make recommendations to the Board. If you wish to add your comments/ideas, please submit to the office at Nepenthe.HOA@fsresidential.com.





Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA 95825

Phone: 916.929.8380
Fax: 916.929.1773

E-mail: nepenthe@fsresidential.com

Office Hours:

Monday—Friday 9:00 AM to 6:00 PM
Saturday-Sunday (Winter) 9:00AM to 1:00 PM
Saturday—Sunday (Summer) 12:00 PM to 4:00 PM

We're on the Web!

NepentheHOA.com

Management Staff:

Betsi Ledesma, General Manager, betsi.ledesma@fsresidential.com

Crystle Rhine, Assistant Community Manager crystle.rhine@fsresidential.com

Roshuna Creswell, Administrative Assistant, roshuna.creswell@fsresidential.com

Roger Work, Facility Administrator, nepenthe@fsresidential.com

FirstService Residential Customer Care Center: 1-800-428-5588

FirstService Toll Free 24 Hour Emergency Hotline: 1-866-596-4984

PayLease (Auto pay assessments): 1-866-729-5327 or support@paylease.com

Other Important Contacts:

Lyons Security: 916-844-2912 or sacramentosecuritycompany.com

Power Outages: 1-888-456-SMUD

Nepenthe Insurance: Farmers Insurance, Ryan DeShong, 916-636-0115

Board of Directors:

Ivan Gennis, President, ivan.gennis@gmail.com, 916-564-3007

Steve Huffman, Vice-President, steve@huffmanstrategy.com, 916-214-4500

Will Vizzard, Treasurer, vizzardw@gmail.com, 916-923-9308

Linda Cook, Secretary, linda_cook@att.net, 916-847-8996

Joan Haradon, Member at Large, joanh3860@gmail.com, 916-923-2577

Committees of Nepenthe

Board of Directors - 5:30 PM, Clubhouse, 1st Wednesday of the month

Architectural Review— Ken Luttrell— 4:30 PM, Clubhouse, 2nd Monday of the month

Elections—Yvonne Del Biaggio, meets ad hoc

Finance—Ken Butler, 4:00 PM, Dunbarton Cabana, 4th Monday of the month

Grounds—Pamela Livingston, 3:00 PM, Dunbarton Cabana, 2nd Thursday of the month

Insurance, Legal & Safety—Bill Newbill, 5:00 PM, Dunbarton Cabana, 2nd Tuesday each month

Outreach/Social—Gerry Gelfand, 6:00 PM, Clubhouse, the 3rd Wednesday of the month

Dates and times may vary, check calendar on website

There's an APP for That!

If you have a smartphone, you might wish to download the City of Sacramento's 311 App. It is a great way to report issues to the City.

Sacramento City 311 handles all City municipal service requests that are not police and fire related. This application allows the user to make service requests 24 hours a day, 7 days a week, including holidays. They are committed to customer service and look forward to hearing from you.

Key features:

- Code violations (e.g. water user complaints & graffiti)
- Recycling, Garbage, and Illegal Dumping
- Streets & Lighting
- Vehicle complaints

If a mobile app is not your "thing", you can always call 311 on any phone and speak to a live customer service rep. They will take your report and route it to the appropriate department.

** For calendar of events please see the Nepenthe website (address above). Event Calendar is also located on the bulletin board in front of the office.*